

1.4 Acres/.6 Hectares
1306 Leander Drive (10,000 sq. ft./929 sq. meter facility)

Site 92



1.4 Acres or .6 Hectares

Transportation Access to US Highway
183 less than one-quarter mile west

Available Utilities

10,000 sq. ft./929 sq. meter facility

Zoning - Light Industrial

Mr. Roy Beard
Vara Properties, LC
P. O. Box 9528
Austin TX 78766
(512) 244-6666 phone
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www.varaproperties.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

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Site 92

Property			
Total Acreage: 1.4 acres/.6 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M	
Location			
City: Leander		County: Williamson	
Address/Directions: 1306 Leander Drive			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: .25 miles/.40 kilometers		Type of Zoning: Light Industrial	
Distance to Interstate Highways: 11 miles/17.7 kilometers			
General Site Information			
Previous Use of Site: Industrial/Manufacturing		General Condition: Good	
		Dimensions: 531 x 200 feet/162 x 61 meters	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes		Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: No	
		Lot Size: Not Applicable	
Improvements			
Road Distance to Rail: .25 miles/.40 kilometers		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Not Applicable	
Fenced: Yes		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Industrial/Manufacturing	
Deed Restriction(s): No		Covenants: No	
Utilities			
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 40 psi/275.8 kilopascal	
		Sewer - Size of Nearest Line: 10 inches/25.4 cm	
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II	Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information			
Contact: Mr. Roy Beard	Phone: (512) 244-6666	Facs: (512) 244-7906	Email: rbeard@varapropties.com
			Web Site: www.varapropties.com
Sales Price: Not Applicable		Lease Price: \$6,500 per square foot, includes base year taxes and insurance	
Comments: Metal construction with 5 inch/12.7 cm concrete slab, three-10 x 12 ft./3 x 3.7 m grade-level overhead doors, one-14 x 14 ft./4.3 x 4.3 m grade-level overhead door, 14 ft./4.3 meter eave height and three-phase/20 amp electric service			